



E4 Mercury Business Park

Exeter EX5 4BL

**TO LET
FOR SALE**

1,467 sq ft (136 sq m)



Opportunity

Unit E4 benefits from planning consent allowing for manufacturing, general industrial, office, warehousing, and distribution uses under Classes E, B2, and B8 of the Use Classes Order 1987.

Mercury Business Park presents an excellent opportunity to either purchase or lease. A new lease is available on a full repairing and insuring basis, with terms, covenant, and size requirements to be agreed.

A management charge applies to cover the maintenance and management of all communal areas and services.

Specification

- Modern, industrial unit of steel portal frame construction
- Internal eaves height of 6.5m
- High specification doors and windows
- Electric roller shutter doors and personnel doors to the front elevations
- Reinforced concrete yard and loading areas with allocated car parking
- 10% minimum rooflight provision
- Three phase power supply
- Water and fibre services
- Secure, fully fenced site



Business Rates

Interested parties should make their own enquiries to Mid Devon District Council to ascertain the exact rates payable. www.voa.gov.uk

AML

A successful purchaser or tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Energy Performance Certificate

Draft EPC's have been produced, achieving 'B' ratings and the certificates can be provided on request.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Price

The freehold in the property is offered for £308,070 + VAT.



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Legal Costs

Each party is to be responsible for their own legal costs.



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VAT

Under the Finance Acts 1989 and 1997. VAT may be levied on the purchase price. We recommend that prospective tenants and purchasers establish the VAT implications before entering into any agreement.

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